

- I. **Mayor Fred Armstrong called a special meeting of the City Common Council to order at approximately 7:05 PM.**
 - A. **Introduction of Page:** There were no pages for the meeting.
 - B. **Opening Prayer** was given by a representative from St. Peter's Lutheran Church.
 - C. **Pledge** – Mayor Armstrong led the pledge of Allegiance.
 - D. **Roll Call:** Present: John Brown, Ann DeVore, George Dutro, Craig Hawes, Robert Kittle, and Martha Meyers. Absent: August Tindell
 - E. **Acceptance of Minutes from previous meeting** – Martha Myers moved to accept the minutes of the April 1st meeting. Rob Kittle seconded. The motion was approved unanimously.
- II. **Unfinished Business Requiring Council Action**
 - A. **Public Hearing and First Reading of an Ordinance entitled “ORDINANCE NO.____, 2003, AN ORDINANCE ANNEXING AND DECLARING TO BE PART OF THE CITY OF COLUMBUS, INDIANA, CERTAIN TERRITORY CONTIGUOUS THERETO.” (Puckett Annexation)** This public Hearing and introduction of annexation was presented by Roger Hunt in conjunction with the next agenda item regarding the zoning of this land. He referred to map ANX-03-01. Upon closure of the public hearing, **Craig Hawes moved to place the annexation into proper channels. Rob Kittle seconded. The motion passed with 6 ayes and 0 nays.**
 - B. **Second reading of an Ordinance entitled “ORDINANCE NO. 10, 2003, AN ORDINANCE AMENDING THE ZONING MAP, A PART OF TITLE 17 (THE ZONING ORDINANCE) OF THE CODE OF LAWS OF COLUMBUS, INDIANA TO REZONE 39.634 ACRES, LOCATED AT 6630 SOUTH 175 WEST (WEST SIDE OF 175 WEST BETWEEN 450 SOUTH AND DEAYER ROAD), FROM AG (AGRICULTURAL) TO I-3C (HEAVY INDUSTRIAL WITH COMMITMENTS). (Puckett Rezone)** George Dutro inquired as to whether there was sufficient right-of-way for road improvements to which Roger said that there is. The petitioner, James Puckett was present. Also present was Perry Floyd, engineer for the project. He stated that the right-of-way would be dedicated during the platting process and the development of this property would bring this land into compliance with the comprehensive plan to develop additional business and industry in the area. **Craig Hawes moved to approve the rezoning. Rob Kittle seconded. The motion passed with 6 ayes and 0 nays.**
 - C. **Public Hearing and First Reading of an Ordinance entitled “ORDINANCE NO.____, 2003, AN ORDINANCE ANNEXING AND DECLARING TO BE PART OF THE CITY OF COLUMBUS, INDIANA, CERTAIN TERRITORY CONTIGUOUS THERETO.” (Able Energy-Jacobs Annexation)** Roger Hunt presented this item in conjunction with the next item on the agenda as both dealt with the same parcel of land. After lengthy discussion of this item and item “D”, the Mayor closed the public hearing on the annexation. **John Brown moved to place the annexation in proper channels. Ann DeVore seconded. The motion passed with 6 ayes and 0 nays.**
 - D. **Second reading of an Ordinance entitled “ORDINANCE NO.____, 2003, AN ORDINANCE AMENDING THE ZONING MAP, A PART OF TITLE 17 (THE ZONING ORDINANCE) OF THE CODE OF LAWS OF COLUMBUS, INDIANA, TO REZONE APPROXIMATELY 53 ACRES, LOCATED ON THE NORTH SIDE OF ROCKY FORD ROAD BETWEEN TALLEY ROAD AND GREENBRIAR DRIVE, FROM AG (AGRICULTURAL) TO R-2 (SINGLE- FAMILY RESIDENTIAL).” (Able Energy-Jacobs Rezoning)** Roger Hunt referred to Map R2-03-02 and introduced Albert and Andrew Skaggs, Developers, E.R. Gray, Engineer/Surveyor, and Marty Mann, Hydrologist, gave a presentation about the development of this property. Mann gave detail to the drainage issues and how it would affect the surrounding properties and developments. Rob Kittle asked about how this would affect Sloan Drain. Mann Said the volume would be up but the rate of flow would be reduced through the use of retention ponds. This would lessen the impact down stream. Victor Burgos who lives in the area asked where the ponds might be located. Scot Durnal, who lives on Virginia street downstream from the development, expressed concern for the development's impact on his property and wondered if improvements could made to Sloan Drain. Mike Barbieri and Dennis Palmer who live in the surrounding areas had several questions pertaining to the development. Floyd Fisher, Pastor of the church at this location spoke favorably of the project but also expressed concern for ground water impact. A traffic study will determine the best flow of vehicles in and out of the development. After further discussion, **Rob Kittle moved to postpone the final decision on this development until May 7, by which time he will have held a community meeting about this development. Ann DeVore seconded. The motion passed with 6 ayes and 0 nays.**

At this time George Dutro in general expressed his concern for zoning requests having so many conditions and commitments that take the council's legal responsibilities beyond their jurisdiction for deciding proper zoning usage of properties and developments. Getting into the actual development details at the zoning stage creates concerns that the total statutory process is not being given the chance to work. The question before the council on zoning issues should pertain to the proper use of land within the purview of the city's comprehensive plan.

- E. **Applicants appeal of Plan Commission Denial: PUDF-03-01 (Final detailed PUD plan for Phase 1, Little Creek Planned Unit Development. (Returned by Plan Commission)** Roger Hunt reviewed the controversy and Plan Commission action since the last time this was before council. After some discussion regarding Fire Safety equipment access to the property and concerns about an existing lawsuit, **George Dutro moved to approve the final PUD as presented and reviewed. Rob Kittle seconded. The motion passed with 6 ayes and 0 nays.**

III. **New Business Requiring Council Action**

- A. **Reading of a Resolution entitled "RESOLUTION NO. 7, 2003, RESOLUTION AUTHORIZING THE MAYOR AND THE CLERK-TREASURER TO EXECUTE STATEMENT OF BENEFIT FORMS IN CONJUNCTION WITH AN APPLICATION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 61.1-12.1-7." (Capco, LLC)** Judy Jackson introduced Laura Moses, Jim Pifer, and Dan Arnholt of CAPCO. Dan Reviewed the history of this joint venture, Jim Pifer went over the previous abatements made for CAPCO, and its employment history with 34 current employees. Laura Moses gave the specifics of the CAPCO expansion plans that include four full phases once completed. Brook Tuttle, President of the Economic Development Board spoke highly of CAPCO's history and future. Craig Hawes reported that the Incentive Review Committee found CAPCO to be in substantial compliance. **Craig then moved to approve this second abatement for CAPCO in order to create 5 new jobs and invest over \$2 million. John Brown gave his "Abatement 101" speech and seconded the motion. The motion passed with 6 ayes and 0 nays.**
- B. **First reading of an Ordinance entitled "ORDINANCE NO.____, 2003, AN ORDINANCE AMENDING THE ZONING MAP, A PART OF TITLE 17 (THE ZONING ORDINANCE) OF THE CODE OF LAWS OF COLUMBUS, INDIANA TO REZONE 22,500 SQUARE FEET OF PROPERTY. LOCATED ON THE SOUTH SIDE OF 25TH STREET 175 FEET WEST OF GLENVIEW DRIVE, FORM R-3 (SINGLE-FAMILY RESIDENTIAL) TO B1C (NEIGHBORHOOD BUSINESS WITH COMMITMENTS.) (Myers Rezoning)** Roger Hunt and Jim Holland, representing Myers, went over the commitments for this development. It is in compliance with the comprehensive plan for this location and the owners are comfortable with further restrictions on the use for this property than required by B1C. George Dutro moved to place the rezoning in proper channels. Craig seconded. The motion passed with 6 ayes and 0 nays.
- C. **First reading of an Ordinance entitled "ORDINANCE NO.____, 2003, AN ORDINANCE AMENDING THE ZONING MAP, A PART OF TITLE 17 (THE ZONING ORDINANCE) OF THE CODE OF LAWS OF COLUMBUS, INDIANA, TO REZONE 3 PARCELS TOTALING APPROXIMATELY 1.38 ACRES, LOCATED ON THE SOUTHEAST CORNER OF 25TH STREET AND MARR ROAD, FROM R-7 (MULTI-FAMILY RESIDENTIAL) TO B-2C (COMMUNITY BUSINESS WITH CONDITIONS,)" (Marquina/Webb 25th & Marr Rezoning)** Although the petitioner requested to withdraw this request at this time, it was deemed to not be appropriate at this stage of the process. **George Dutro therefore moved to deny this rezoning request. Martha Myers seconded. The motion passed with 6 ayes and 0 nays.**
- D. **Reading of a Resolution entitled "RESOLUTION NO.____, 2003,COLUMBUS COMMON COUNCIL RESOLUTION OF APPROVAL." (Thoroughfare Plan)** Roger Hunt, Steve Ruble and David Hayward introduced and reviewed the key points of a revised thoroughfare plan. John Brown asked the group as to the process for change and implementation of the plan. It could be passed by resolution and portions could be incorporated into existing ordinances where appropriate. George Dutro moved to postpone a decision until the May 20th meeting of the Council. John Brown seconded. The motion passed with 6 ayes and 0 nays.
- E. **Reading of a Resolution entitled "RESOLUTION NO. 8, 2003, A RESOLUTION ALLOWING THE CLERK TREASURER TO TRANSFER CERTAIN CITY RESERVE FUNDS TO CERTAIN ALLOCATED OPERATING FUNDS IN ORDER TO ADDRESS PROPERTY TAX REASSESSMENT DELAYS."** John Baughn outlined the strategy to manage the city's cash flow resulting from the property tax reassessment delays and delays in the property tax distributions to the city. This resolution is the first phase of the strategy. **Martha Myers moved to approve the resolution. Rob Kittle seconded. The motion passed with 6 ayes and 0 nays.**

IV. **Other Business**

- A. **Standing Committee and Liaison Reports**
- C. **Next Regular Scheduled meeting MAY 7, 2003**
- B. **Adjourn - Martha Myers moved to adjourn. John Brown seconded. The motion passed with 6 ayes and 0 nays. The meeting adjourned at 9:36 PM.**

ATTEST:

Presiding Officer of the Common Council

Columbus City Clerk Treasurer